

DATE ISSUED: September 6, 2000 REPORT NO. 00-174

ATTENTION: Honorable Mayor and City Council  
Docket of September 12, 2000.

SUBJECT: Central Urbanized Planned District and Mid-City Communities Plan and  
Progress Guide and General Plan Amendment Initiation

REFERENCE: City Council Hearing of July 31, 2000 (Item No. 203), City Manager's  
Report No. P-00-139

### SUMMARY

Issue - Should the City Council introduce ordinances rezoning property in the Mid-City and portions of the College community plan areas and amending the Municipal Code, and initiate amendments to the Mid-City Communities Plan and Progress Guide and General Plan?

Manager's Recommendation - Introduce the rezonings (C-Sheet Nos. C-895 and C-896), amendments to the Municipal Code, and initiate amendments to the Mid-City Communities Plan and Progress Guide and General Plan.

Other Recommendations - On January 28, 1999, the Planning Commission unanimously recommended adoption of the proposed rezones and Municipal Code Amendments.

The proposed code amendments and rezones have been supported by all affected planning groups. On August 7, 2000, the City Heights Area Planning Committee recommended that provisions relating to minimum transparency, off-setting planes, and architectural features requirements for multi-family development, removed by the City Council's action of July 31, 2000, be retained.

The Land Development Code Monitoring Team has reviewed the proposed Central Urbanized Planned District ordinance and recommends approval of the Municipal Code amendments, with the exception of specific architectural features requirements for commercial development contained in Section 151.0244. The Code Monitoring Team believes that regulations of the existing Land Development Code adequately implement the community plan's objectives with respect to bulk, scale, and architecture.

Environmental Impact: The City of San Diego as Lead Agency under CEQA has reviewed and considered EIRs, LDR No. 98-8207, dated June 12, 1998, adopted August 4, 1998, by Resolution No. 290607, and LDR No. 87-0601, dated October 6, 1988, adopted May 2, 1989, by Resolution No. 273372, relating to the proposed Municipal Code amendments and rezones.

Fiscal Impact - None with this action.

### BACKGROUND

On July 31, 2000, the City Council considered the draft Central Urbanized Planned District Ordinance (CUPDO) and associated rezonings in the Mid-City and College community planning areas. At that hearing, the City Council directed that a number of revisions be made to the language of the proposed planned district (See Attachment 1). The City Council also directed that the proposed zoning map (C-895) be revised to maintain multi-family residential zoning in the 4200 block of Marlborough Avenue (Attachment 2). Finally, the Council directed staff to report back on the effect of the new regulations, address public facilities in the College Area and schedule the College and Eastern Area Planning and Economic Review (CEAPER) project before the Land Use and Housing Committee.

## DISCUSSION

Based on direction from the City Council on July 31, 2000, revisions contained in Attachment 1 have been made to the draft CUPDO. In general, these revisions address the permitted uses, development regulations and processing requirements of various zoning designations.

Revisions to permitted uses within commercial zones requested by the City Council addressed the CU-1-1, CU-1-2, CU-2-3 and CU-2-4 zones. Based on the City Council's discussion, corresponding revisions have been made to other CU and CC zones applied within the Central Urbanized Planned District to achieve consistency in the application of regulations.

The proposed CUPDO included rezonings from multi-family residential to commercial along the 4200 block of Marlborough Avenue consistent with the 1998 Mid-City Communities Plan. At the hearing, several residents expressed concern that the proposed rezoning would allow the possible condemnation of their homes for future redevelopment. As a result, the City Council directed staff to retain multi-family residential zoning along the 4200 block of Marlborough Avenue. The map contained in Attachment 2 reflects this revision. Corresponding amendments to the land use designations of the Mid-City Communities Plan and the City's Progress Guide and General Plan should be initiated by City Council resolution concurrent with introduction of the rezoning ordinance.

In addition, staff will pursue the following based on the City Council's direction:

- (a) Evaluate the adequacy of public facilities in the College Area for potential expanded application of Ordinance 18574, adopted September 14, 1999, restricting residential development in neighborhoods determined to be deficient in public facilities as established by the applicable community plan.
- (b) Schedule presentation of the College and Eastern Area Planning and Economic Review (CEAPER) report before the Land Use and Housing Committee.
- (c) Return to the City Council in six months with a report on the impact of development regulations established in the Central Urbanized Planned District Ordinance on the quality and character of new development.

## ALTERNATIVES

1. Introduce the ordinances and initiate the plan amendments, reincorporating draft code provisions relating to minimum transparency, off-setting planes, and architectural features requirements for new multi-family development as requested by the City Heights Area Planning Committee.

Respectfully submitted,

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S. Gail Goldberg, AICP  
City Planner

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Approved: George Loveland  
Assistant City Manager

GOLDBERG/TCR

ATTACHMENTS:

1. Revisions to the July 29, 2000 draft of the Central Urbanized Planned District Ordinance as directed by the City Council on July 31, 2000
2. Revised Central Urbanized Planned District Proposed Zoning

Note: Attachment 2 not available in electronic format. A copy is available for review in the Office of the City Clerk.

**Revisions to the July 28, 2000  
Draft Central Urbanized Planned District  
as Directed by the City Council on July 31, 2000**

Based on direction from the City Council on July 31, 2000, the following revisions have been made to the draft Central Urbanized Planned District ordinance:

3) DEVELOPMENT REGULATIONS

Section 151.0220(h) - Deleted. As established in Section 151.0253(e), this section would have required that a Planned Development Permit (PDP) be processed for residential development varying from the architectural features requirements of Section 151.0232(d).

Section 151.0232(a) - Deleted. This section established minimum transparency requirements for residential development.

Section 151.0232(b) - Deleted. This section established off-setting planes requirements for multi-family residential development.

Section 151.0232(c) - Deleted. This section required the incorporation of specified architectural features in residential development.

Section 151.0240 (b)(6) - Revised. This section, containing regulations applicable to Retail Sales, Office, and Commercial Services uses in the CU-1-1 and CU-1-2 zones, has been revised to permit a total of five employees or owners to engage in commercial activities on-site at any given time.

Section 151.0251 (1)(f) - Revised This section, containing regulations applicable to Eating and Drinking Establishments Abutting Residentially Zoned and Open Space Zoned Property, has been revised to permit a total of ten employees or owners to engage in commercial activities on-site at any given time with a Neighborhood Use Permit in zones indicated with an "N" in Table 151.02C.

Section 151.0253(e) - Deleted. This section would have required that a Planned Development Permit (PDP) be processed for residential development varying from architectural features requirements of Section 151.0232(d).

4) PERMITTED USES

Table 151-02C, Use Regulations for CU Zones - Revised as follows per

Councilmember McCarty's memo of July 31, 2000.

CU-1-1 and CU-1-2 zones           The following Retail Sales uses would be permitted:  
Consumer Goods, Furniture, Appliances, and Equipment;  
Sundries, Pharmaceutical, & Convenience Sales; and,  
Wearing Apparel & Accessories.  
The following Commercial Services uses would be permitted:  
Financial Institutions; Personal Services.  
The following Commercial Services uses would be permitted  
subject to a Conditional Use Permit: Specialized Practice Massage  
Establishments.

CU-2-3, CU-2-4, & CU-2-5 zones   The following Institutional uses would be permitted:  
Interpretive Centers.  
The following Retail Sales uses would be permitted subject to a  
Conditional Use Permit: Alcoholic Beverage Outlets.  
The following Commercial Services uses would be permitted:  
Instructional Studios; Assembly & Entertainment (between the  
hours of 6:00 a.m. and 12:00 a.m.)  
The following Commercial Services uses would be permitted  
subject to a Conditional Use Permit: Specialized Practice Massage  
Establishments.  
The following Signs would be permitted subject to a  
Neighborhood Use Permit: Community Identification Signs.

CU-3-3, CU-3-6, CU-3-7,  
& CU-3-8 zones                   The following Retail Sales uses would be permitted  
subject to a Conditional Use Permit: Alcoholic Beverage  
Outlets.  
The following Commercial Services uses would be permitted:  
Instructional Studios; Assembly & Entertainment (between the  
hours of 6:00 a.m. and 12:00 a.m.).  
The following Commercial Services uses would be permitted  
subject to a Conditional Use Permit: Specialized Practice Massage  
Establishments.  
The following Signs would be permitted subject to a  
Neighborhood Use Permit: Community Identification Signs.